

# THE SCHOOL DISTRICT OF PHILADELPHIA

## FACILITY CONDITION ASSESSMENT

### FACILITY CONDITION ASSESSMENT FREQUENTLY ASKED QUESTIONS (FAQ)

*Facility Condition Assessment (FCA) is an industry term that describes the process of a qualified group of trained industry professionals performing an analysis of the condition of a facility or group of facilities that may vary in terms of age, design, construction methods, and materials. In 2015, the School District of Philadelphia hired Parsons Environmental & Infrastructure group to complete a visual inspection of its educational facilities and large athletic fields. The data collected will be used to inform the District's five year capital program and budget.*

**Question: What is Facility Condition Assessment (FCA)?**

Answer: Facility Condition Assessment is an industry term that describes the process of a qualified group of trained industry professionals performing an analysis of the condition of a facility or group of facilities that may vary in terms of age, design, construction methods, and materials. Assessment activities include identifying needed repairs/deficiencies, calculating the remaining useful life of building systems, and developing cost estimates for repair or replacement.

**Question: Why did The School District of Philadelphia complete a FCA?**

Answer: It is important for the School District to have real time, relevant information about the condition of its facilities. This information is used to prioritize repairs and to identify projects for inclusion in the annual capital budget

The last comprehensive assessment of school facilities was completed in 2004 and does not represent the current state of the condition of our buildings.

**Question: What was the duration of the Facility Condition Assessment?**

Answer: The FCA project duration was 20 months. All 310 facilities surveyed are owned by the School District of Philadelphia.

**Question: Who completed the FCA for The School District of Philadelphia?**

Answer: The School District initiated a competitive request for proposal (RFP) process to select a consultant to perform the condition assessment analysis. On May 21, 2015, the School Reform Commission approved the selection of **Parsons Environment & Infrastructure Group Inc.** to conduct the 2015-16 FCA. Parsons has an national experience performing FCAs for large school districts and municipalities. The value of the contract with Parsons is \$2.75M.

**Question: Who was a part of the Parsons Assessment Team that visited schools?**

Answer: The Parsons Assessment teams included a licensed architect, mechanical engineer and electrical engineer. There were 4 teams total assigned to the School District's Learning Networks.

**Question: What did the Parsons assessment team do at each school?**

Answer: Each school visit started with a joint interview with the Principal and/or Building Engineer to discuss the building concerns currently at the school. After the interview the Parsons team inspected the entire school building including all mechanical spaces, the roof and the exterior of the building. On-site assessments at each school is were completed over 1-2 days depending on the size of the building. Follow-up visits were scheduled as needed.

**Question: What were the results of the 2015 FCA?**

Answer: The results yielded the following:

1. The School District's building portfolio is in fair condition with an overall Facility Condition Index (FCI) score of 32.12%. The District has a greater need to investment in the replacement of building systems over total facility replacement.
2. The cost to address all items that are damaged or failing is \$4.5 billion.
3. The cost to replace all School District of Philadelphia buildings surveyed in kind is \$14 billion.
4. The value of building systems that will need replacement over the next 10 years is \$3 billion.
5. The School District's greatest areas for improvement are:
  - i. Temperature control for heating and cooling systems. This would prevent buildings from being too hot or too cold.
  - ii. Upgraded electrical service. This would allow schools to have additional capacity to support the use of technology for instruction and for amenities such as air conditioning
  - iii. Distribution systems. The assessment showed that a large amount of systems that distribute heating and cooling throughout buildings (e.g. univents, radiators and air handlers) need replacement.
  - iv. Heat Generating Systems. The assessment showed a large amount of boilers are beyond their service life.

Please note that results for each school facility and athletic field will vary by location.

**Question: What is the Facility Condition Index (FCI)?**

Answer: The FCI calculation represents the cost of needed repairs divided by the replacement value. The FCI is a numerical value of condition and helps to identify the need for renewal or replacement of specific parts of the facility. The FCI is particularly useful when comparing similar facilities within the same portfolio.

For the 2015 Facility Condition Assessment, Parsons calculated the FCI for the overall building as well as for a select number of systems within the building or grounds. The chart below summarizes the FCI range and a recommended action based on the score:

FCI % Range	Recommended Action
< 15%	Minimal Current Capital Funding Required
15 to 25%	Refurbish Systems
25 to 45%	Replace Systems
45 to 60%	Building should be considered for major renovation
> 60%	Building should be considered for closing/replacement

**Question: What will happen to buildings with a FCI value of 60% or more?**

Answer: A building or building system with a FCI value of 60% or higher means the facility or system are in poorer condition and in need of greater repair. Parsons has recommended the School District prioritize these facilities for capital investment. A high FCI value does not mean the building will close.

The FCI values are a calculation of deficiency and are not a measure of safety. The School District has determined that its facilities continue to be safe for occupancy.

**Question: How will the information collected from the 2015 FCA be used?**

Answer: The information collected will be used to determine projects in The School District of Philadelphia’s annual capital budget and five year capital plan (FY2018-FY2023). It will also serve as a reference to prioritize routine maintenance and work order requests in school buildings.

**Question: Where can I find a copy of The School District’s Capital Budget?**

Answer: The FY2017 Capital Budget was approved by the School Reform Commission on May 26, 2016. The budget and approved projects can be found by visiting [www.philasd.org/FCA](http://www.philasd.org/FCA).

**Question: Will I be able to view a copy of the Site Assessment Report for my school?**

Answer: Yes. A paper copy of your school's Site Assessment Report is available in the Main Office of your school. Please speak with your School Principal or Secretary to request to review a copy. You can also download a copy of the Site Assessment Report by visiting [www.philasd.org/FCA](http://www.philasd.org/FCA).

**Question: What did the Parsons assessment team do at each school?**

Answer: Each school visit started with a joint interview with the Principal and/or Building Engineer to discuss the building concerns currently at the school. After the interview the Parsons team inspected the entire school building including all mechanical spaces, the roof and the exterior of the building. On-site assessments at each school is were completed over 1-2 days depending on the size of the building.

**Question: Where can I find additional information about the 2015 FCA?**

Answer: The School District has created a website with additional information and related documents about the 2015 Facilities Condition Assessment. Please visit [www.philasd.org/FCA](http://www.philasd.org/FCA).